



HEADCORN PARISH COUNCIL

The Parish Office, Headcorn Village Hall, Church Lane, Headcorn, TN27 9NR
Tel: 01622 892496 Email: clerk@headcornpc.org.uk

Minutes of the Planning & Licensing Committee of Headcorn Parish Council meeting held remotely on Monday 22nd February 2021 at 7:00pm

Those in attendance: Cllrs Dungey, Pyman, Selby, Thomas, Thorogood and Walker

Clerk: Stefan Christodoulou and Caroline Carmichael

It is noted that the Clerk had publicised the meeting and invited attendees to contact the Clerk if they wished to be admitted to the online meeting.

1. (a) **Apologies for absence received and confirmed by the Council** were received and accepted from Cllr Davies.
(b) **Enquiry whether anyone intends to film, photograph, or record during this meeting.** There were none recorded.
(c) **Declaration of changes to the Register of Interests.** There were none recorded.
(d) **Declarations of pecuniary or significant Interest regarding items on the agenda.**
Cllr Selby wanted it known that she is a neighbour of the property in the Correspondence.
(e) **Requests for Dispensations.** There were none recorded.
(f) **Declarations of Lobbying.** There were none recorded.
2. **Public Session (Meeting adjourned – minute book closed)**
3. **To resolve that the minutes of the meeting held on Monday 25th January 2021 be taken as read, confirmed as a correct record, and signed by the Chairman.**
The minutes were confirmed as a correct record and will be signed by the Chair. This was agreed with Council given the remote nature of the meeting.
4. **Matters arising from the last meeting.**

Hammerstream: – MBC are going ahead with an injunction but are told that the land has been sold and do not have the new land owners details. They have posted detail on site and are trying to locate the new owner.

Acers Place, Lenham Road, Headcorn: – The Clerk has been in correspondence with MBC and has been advised that enforcement action will now proceed but it has slipped down the priority list due to the recent undetermined application.

Ash Gardens, Lenham Road, Headcorn: – The situation continues as previously reported December 2020) regarding the lack of enforcement action. The Clerk's office has escalated the matter to our Borough Councillors and will press for a resolution.

Caravans on land adjacent to Woodside Farm: - The situation continues as previously reported December 2020) regarding the lack of enforcement action. The Clerk's office has escalated the matter to our Borough Councillors and will press for a resolution.



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Lack of Enforcement Action: - We have had a second draft of the letter from UPC and this is to be discussed at full Council. It is noted that the Clerk felt it struck a much better, more forthright tone. Once reviewed by HPC the Clerk will advise UPC and the letter will be sent to MBC.

Meadows, Lenham Road Appeal Inquiry: - Clerk to contact Judith Norris of the Rural Planning Practice regarding representation at the appeal hearing that is now to go ahead in November of this year. This appeal relates too the appeal against previous enforcement action ref APP/U2235/C/18/3210851.

5. Correspondence other than that concerning the planning applications on the agenda.

Catesby Estates

Catesby Estates have invited the Council to meet with them online to introduce themselves and explain their plans for the proposed Moat Road development. It was agreed that the Chair, Vice Chair and Chair of Planning would attend along with the Clerk's Office.

Martin Round

We have received confirmation from Borough Councillor Martin Round that he continues to press the issues regarding enforcement and other matters with staff and Officers at MBC.

6. Planning Applications to be considered.

The following applications were considered remotely by the Committee and the decisions are recorded here: -

21/500273/FULL 29 Rushford Close Headcorn Ashford Kent TN27 9QE

Erection of two storey side and single storey front and rear extensions.

The committee reviewed this application and the committee felt that the extension would dominant the plot, was a disproportionate size and would lead to a terracing effect that would be at odds with the present street scene.

It was noted that the Council wish to see the application refused. It was further noted that if the officer is minded to approve the application referral to committee is required.

21/500481/FULL Grigg Barn Grigg Lane Headcorn Ashford Kent

Replacement windows & doors. New weatherboard cladding to existing lean-to together with conversion to a habitable space (Resubmission of 20/503449/FULL)

21/500482/LBC Grigg Barn Grigg Lane Headcorn Ashford Kent

Listed Building Consent for internal and external works (Resubmission of 20/503457/LBC).



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It was agreed that the above applications would be considered consecutively. The committee wish to see the application approved provided that the Conservation officers at MBC support the application and any conditions made by them must be complied with. Referral to committee is not required.

21/500604/FULL Land Rear of The Meadows Lenham Road Headcorn Kent TN27 9LG

Retrospective change of use of land to use as travellers caravan site consisting of 10 pitches, with 13(no) mobile homes and 6(no) utility buildings. (Resubmission of 20/502643/FULL)

The above application was discussed, and it was acknowledged that the submission of this application would lead to a cessation of current enforcement action. Once again HPC voiced their concerns that we are constantly let down by the LPA and the planning systems itself. This constant round of application, lack of enforcement, appeal, application is a farcical situation and allows the occupants of these sites to "play the system" and the result is that at the time of appeal a great emphasis is placed on how long the applicants have been settled there.

Headcorn Parish Council have been challenging the development on this site, in its various guises since the year 2010 and we should not be in this situation. The LPA must press the government for a change in legislation that will enable these applications to be fairly assessed in parity with the settled community.

It was agreed that we should continue to refuse these applications on the grounds of: -

- The absence of evidential proof for Traveler status.
- Poor social cohesion with the settled community.
- Disproportionate numbers of Traveler sites in the Headcorn area, which exceeds the UK average.
- The sites are not sustainable and at odds with the LPA Local Plan
- Harm to the local landscape

The following refusal of a recent application in Grigg Lane was discussed and given this sites distance from the village the same refusal conditions should apply:-

- The proposal site is removed from basic services and facilities, and future occupants of new dwellings here would be reliant on the private motor vehicle to travel for access to day to day needs. This reliance on the private motor vehicle would be contrary to the aims of sustainable development as set out in polices SS1, SP17 and



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DM1 of the Maidstone Local Plan (2017) and the National Planning Policy Framework (2019). (2) The development would consolidate sporadic and urbanising development in the area, causing unacceptable harm to the character and appearance of the area.

- The development would therefore neither maintain nor enhance the local distinctiveness of the countryside hereabouts that falls within the Low Weald Landscape of Local Value, contrary to policies SS1, SP17, DM1 and DM30 of the Maidstone Local Plan (2017) and the National Planning Policy Framework (2019).

Council wishes to see the application refused.
Referral to committee is required.

21/500698/FULL 23 Forge Lane Headcorn Ashford Kent TN27 9QN

Proposed loft conversion with hip to gable, rear dormer and front velux windows (resubmission to 20/505849/FULL).

The above application was reviewed at committee and it was agreed that the plans still do not contain sufficient detail to understand the block plan and hence who this application may affect.

It was agreed that the extension seemed large and disproportionate to the existing dwelling and were concerned that it would affect the amenity of the neighbouring properties. The Committee wished to see the application refused.
Referral to committee is not required.

21/500718/FULL 47 Station Road Headcorn Ashford Kent TN27 9SB

Erection of a single storey side/rear extension and insertion of dormer (Resubmission of 20/503095/FULL)

The above application was reviewed, and it was agreed that the committee wish to see the application approved.
Referral to committee is not required.

21/500697/FULL 27 Mill Bank Headcorn Ashford Kent TN27 9RB

Erection of a front storm porch, two storey side extension and single storey rear extension.

The above application was reviewed and it was agreed that the committee wish to see the application approved. Referral to committee is not required.



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7. Licence Applications for Consideration

There were no License Applications to consider.

8. Planning Appeals to be considered

There were no Appeals to consider.

9. Planning results

20/505441/FULL Little Bletchenden, Bletchenden, Road Headcorn Ashford Kent TN27 9JB

The Council were pleased to note that the EA had not supported the application and had the application gone ahead it would have been refused. They withdrew the application.

20/505775/PIP Twelve Acre Farm Grigg Lane Headcorn Ashford Kent TN27 9LY

This was considered to be inconsistent with other applications hence its refusal and is one that should be noted if we receive similar applications in the open countryside.

20/505113/PNQCLA 1 Woodside Farm Cottage Grigg Lane Headcorn Ashford Kent TN27 9LU

This has been withdrawn as MBC seem to have had a change of heart regarding properties in open countryside. It was noted that there is enforcement action outstanding in the neighboring property and we would expect a consistent approach to both.

There appears to have been a change in the decision-making process to applications with a more reasoned and consistent approach. It is hoped that this continues.

10. Matters for information, urgent matters at the discretion of the Chairman for noting only or any items for discussion at future meetings.

There being no further matters for consideration the meeting was closed at 8.11pm

Signed.....

Date.....29-3-21

